

# COMMITTEE AMENDMENT FORM

DATE: 01/10/07

COMMITTEE      ZONING      PAGE NUM. (S) 1

ORDINANCE I. D. #06-O-1801      SECTION (S)

RESOLUTION I. D. #07-R-      PARA.

AMENDS THE LEGISLATION BY ADDING SEVEN (7) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 01/10 /07

City Council  
Atlanta, Georgia

**06-O-1801**

**Z-06-82**

Date Filed: 7-11-06

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1822 Hollywood Road, N.W.**, be changed from the C-1 (Community Business) District to the MRC-3-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 251, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## EXHIBIT A

### CONDITIONS TO Z-06-81 AND Z-06-82



1. Exterior finishes:

- a) On the first two floors of each building, brick, stone, and hard-coat stucco are allowed as exterior finishes.
- b) On all floors above the second floor, the materials listed in paragraph a) as well as cementitious siding are allowed as exterior finishes.
- c) EIFS is not allowed as an exterior finish.

2. Applicant will provide the final landscaping plan, including the tree save plan, to the Chair of NPU-G for information ten days prior to submitting an application to the Bureau of Buildings for a building permit. Evidence of this submittal shall be made concurrently to the Bureau of Planning.

3. Exterior lighting shall be designed and constructed so as to minimize light spill into residential structures adjacent to the development.

4. Any storm water detention facilities constructed as part of the development shall not be visible from public streets.

5. Any dry cleaning facility located on the property shall be a collections facility only and shall not include any dry cleaning equipment or processing.

6. Dumpsters or any other waste holding facilities shall be emptied between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 9:00 a.m. and 9:00 p.m. on Saturdays, Sundays and holidays. Signage shall be posted at each loading dock indicating these hours and prohibiting loitering outside the loading dock and queuing for space into the loading dock.

7. Fencing:

a) Any fencing or gates separating courtyards or buildings from the supplemental zone shall be constructed of wrought iron.

b) Applicant may erect a fence or wall adjacent to the railroad tracks at the northern edge of the property that is the subject of Z-06-83. This fence may be constructed of black chain link in areas not visible from public streets and shall be constructed of wrought iron, stone or hard coat stucco in areas visible from public streets. This fence or wall may exceed six feet in height.

City Council  
Atlanta, Georgia

06-0-1801

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-06-82  
Date Filed: 7-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1822 Hollywood Road, N.W.**, be changed from the R4-A (Single-family Residential) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 251, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION  
1822 Hollywood Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 252 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point located on the Westerly Right-of-Way of Hollywood Road (50' R/W) 500± feet north of the intersection of the right-of-way of Browntown Road; thence leaving said right-of-way line North 79 degrees 17 minutes 29 seconds West a distance of 123.90± feet to a point; thence South 16 degrees 56 minutes 15 seconds West a distance of 35 feet to a point; thence South 83 degrees 59 minutes 00 seconds West a distance of 66.10± feet along land lot line to a point; thence North 06 degrees 01 minutes 00 seconds West a distance of 127.30± feet to a point; thence North 67 degrees 12 minutes 47 seconds West a distance of 25.0± feet to a point; thence North 06 degrees 04 minutes 18 seconds West a distance of 73.3± feet to a point; thence South 87 degrees 36 minutes 29 seconds East a distance of 25.0± feet to a point; thence North 06 degrees 03 minutes 07 seconds West a distance of 95.16± feet to a point; thence South 89 degrees 01 minutes 00 seconds East a distance of 200± feet to a point on the Westerly Right-of-Way of Hollywood Road; thence traveling along the Westerly Right-of-Way of Hollywood Road South 06 degrees 01 minutes 00 seconds East to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.290 acres

This legal prepared from a compiled plat by others and D.B.29950 PG. 662.

Z-06-82

RCS# 481  
8/21/06  
4:05 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-1790 THRU 06-O-1811 (1-22)

REFER

YEAS: 15  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE